

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

| Process No. | Applicant Name |
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| <u>01-417</u> | <u>W. R. C. PROPERTIES, INC.</u> |
| <u>02-369</u> | <u>ISORA HERNANDEZ</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED FROM 1/22/03 TO THIS DATE:

HEARING NO. 02-4-CZ8-3 (01-417)

G. L. #1
53/54-40
Council Area 8
Comm. Dist. 6

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) UNUSUAL USE to permit a partial filling of a lake.
- (2) USE VARIANCE to permit a hand car wash in the IU-2 district as would be permitted in the BU-1A district.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an office building with a height of 144.5' (70' permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 782 parking spaces (871 required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be within an enclosed building and enclosed with walls; to waive same to permit a hand car wash within an open parking garage.

A plan is on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon," as prepared by T.V.S. Associates, Inc., dated 8/22/01 and a landscape plan as prepared by Roy Ashley and Associates, dated 12/5/01 resulting in both plans consisting of 20 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of BLUE LAGOON WEST SECTION FOUR, Plat book 132, Page 24.

LOCATION: The west side of N.W. 57 Court and lying 400'± south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

APPLICANT: ISORA HERNANDEZ

- (1) Applicant is requesting approval to permit a duplex residence setback a minimum of 4.7' from the interior side (east) property line. (The underlying zoning district regulation requires 5').
- (2) Applicant is requesting approval to permit the rear residence with setbacks varying from 1' to 3' from the interior side (east) property line and setback a minimum of 1' from the rear (south) property line. (The underlying zoning district regulations require 5' from each).
- (3) Applicant is requesting approval to permit a metal shed setback 1' from the interior side (west) property line. (The underlying zoning district regulation requires 5').
- (4) Applicant is requesting approval to permit the rear residence and shed with a rear yard coverage of 38%. (The underlying zoning district regulation allows 30% lot coverage).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Enclosed Existing One Story CBS," as prepared by Stone, dated 9/24/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 35, MELROSE HEIGHTS, 3RD SECTION, Plat book 13, Page 18.

LOCATION: 3122 N.W. 31 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 135'

PRESENT ZONING: RU-2 (Two Family Residential)